

## **Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont**

### **Draft Zoning Designations**

#### **R-1 Zone**

The Single Family Residence (R-1) Zone is applied to preserve the scale and form of the area's existing single-family residential neighborhoods. The R-1 Zone provides primarily for single-family detached homes, up to 9 dwelling units per acre. This designation also permits living suites under specific conditions and locations within the specific plan area. Within this designation are larger lots that may be suitable for accessory dwelling units and other habitable accessory structures, as defined in Chapter 22.44 of Title 22.

#### **R-2 Zone**

The Two Family Residence (R-2) Zone is applied to provide opportunities for medium density developments containing multiple units up to 18 dwelling units per acre. The development standards for this designation promote a variety of attached products types, including courtyard housing, row homes, townhomes, and garden apartments, to provide a variety of housing options.

#### **R-3 Zone**

The Limited Multiple Residence (R-3) Zone is accommodates developments containing higher density multiple units, as either apartments or condominiums, up to 30 dwelling units per acre. The intent is to promote desirable higher density projects close to transit and other services. The development standards for this designation promote a variety of product types given the range of lot sizes and configurations. This designation is also intended to encourage the development of affordable and workforce housing to serve the needs of the West Athens-Westmont community, and especially associated with Los Angeles Southwest College.

#### **RPD Zone**

The Residential Planned Development (RPD) Zone is established for single family residences and planned unit development with a Conditional Use Permit (CUP). The minimum required lot size is 5,000 square feet for a single-family house and five acres for a development project. The density would be determined by zoning requirements for the district and the CUP approved by the Regional Planning Commission.

### **Mixed Use 1 Zone**

The Mixed Use 1 Zone promotes development of a mix of commercial, office, and residential, with an emphasis on neighborhood serving uses. The Mixed Use 1 Zone provides for a range of smaller to medium scale retail or mixed use developments and multiple family residential uses up to 30 dwelling units per acre. Developments would have private/public open space components and strong bicycle and pedestrian connections to the Vermont/Athens Station, LASC campus, and into the community.



### **Mixed Use 2 Zone**

The Mixed Use 2 Zone is intended to be developed overtime as a transit-supportive environment, providing a higher-intensity mix of retail, office, restaurant uses and residential development in a compact, walkable setting. This designation encourages a range of multiple family residential housing products, in a mixed-use configuration, up to 60 dwelling units per acre. The development standards and design requirements will address vital private/public open space components, bicycle and pedestrian connections to the Vermont Street Station and LASC campus. The Mixed Use 2 Zone is intended to promote community redevelopment through higher intensity, transit supporting infill development.



### **Neighborhood Commercial Zone**

The Neighborhood Commercial Zone is established to serve the local retail and service needs of the residents, employees, and students in West Athens-Westmont. This zone is suited for small scale retail service developments and restaurants that serve the daily needs of adjacent neighborhoods. The intent is to maintain and promote the continuation of the neighborhood-service commercial uses.

### **Civic Center Zone**

The West Athens-Westmont Civic Center Zone is intended to allow opportunities for non-civic uses, including commercial, multifamily residential uses and public open space, where appropriate, to occur with civic use areas located along Imperial Highway. The Civic Center Zone allows multifamily residential uses in the future, as an incentive for the development of affordable housing. Over time, the Civic Center Zone will integrate the existing civic uses and the multifamily residential areas to the east into a walkable, safe district that is well connected to the nearby Vermont Station. Residential uses are

intended to provide for housing options and affordability, particularly workforce housing, and dwelling units in proximity to both employment uses and transit.

### **IT Zone**

The Public-Institutional (IT) zone provides for established public uses including schools, parks, and other public uses. This designation is intended to promote the use of publically-owned land for the purposes of community open space, recreation, sense of identity, and safe connections to points of destination.

### **B-1 Zone**

The Buffer Strip (B-1) zone provides a buffer from the I-105 freeway in the West Athens-Westmont study area. Allowed uses in this zone include passive recreation, landscaping, and parking lots. Buildings or permanent structures are not permitted under this category.